WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120071163 DEEDWARR
Recvd: 09/21/12 08:48 2 pgs
Fees:13.00 Taxes:582.75

20120921-0085816

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joel Matthew Moore	Franklin American Mortgage	064-16-0E-024.00
(NAME)	(NAME)	
512 Griffin Circle	59 Corporate Centre Dr. #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Thomas M. Greenlief, an unmarried man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Joel Matthew Moore, a single man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 24 in Building 7, on the plan of Townhomes of Truxton Village, a Horizontal Property Regime, filed as Exhibit A-1, to and established by the Declaration of record in Instrument No. 20061025-0132473 and Amendments in Instrument No. 20061106-0137656, Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Thomas M. Greenlief, an unmarried man by Warranty Deed dated July 31, 2007, from Phillips Builders, LLC, and filed for record on August 3, 2007, in Instrument No. 20070803-0092487, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Subject to all matters as set out in the Declaration of Covenants, Conditions, Restrictions and By-Laws in Instrument No. 20061025-00132473 and Amendments in Instrument No. 20061106-0137656 and Instrument No, 20071105-0130490, (2) All matters as set out in document including but not limited to an Easement as shown of record in Instrument No. 20001208-0121300, (3) Storm Water Detention Agreement of record in Instrument No. 20051230-0156496, (4) Charter of the Homeowner's Association of record in Instrument No. 20061026-0133179, and (5) Conveyance of Common Area/ Open Spaces to the Homeowner's Association of record in Instrument No. 20061106-0137657, Register's Office for Williamson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 512 Griffin Circle, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of September, 2012.

Thomas M. Greenlief by Christopher Jackson, as
Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Thomas M. Greenlief, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20120921-0085815, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 14th day of September, 2012.

Notary Public
My Commission Expires: 4/23/20

DEBBIE A. TREADWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN
My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067